

Grantee: Clark County, NV

Grant: B-08-UN-32-0001

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-UN-32-0001

Obligation Date:**Grantee Name:**

Clark County, NV

Award Date:**Grant Amount:**

\$29,666,798.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

Lyndee Lloyd Cichon

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Clark County proposes to amend the 2008 Action Plan and Consolidated Plan to fulfill the application requirements to receive Neighborhood Stabilization Program (NSP) funds through the U.S. Department of Housing and Urban Development (HUD), authorized under Title III of the Housing and Economic Recovery Act of 2008 (HERA). This law provides under a rule of construction that, unless HERA states otherwise, the grants are to be considered Community Development Block Grant (CDBG) funds. As a the lead agency for the Urban County CDBG Consortium 2006-2008, Clark County will submit this Substantial Amendment on behalf of Clark County and the City of North Las Vegas. Each jurisdiction has described its NSP activities in separate sections of this Amendment. In general, these NSP funds may be used for the acquisition and/or redevelopment of foreclosed and abandoned properties. Clark County is suffering from a significant number of foreclosures, short sales and pre-foreclosures, particularly in the Las Vegas Valley. In all, over 12,000 foreclosures have been identified in Clark County, including all of its incorporated and unincorporated areas (Map 1) using data from Applied Analysis, Inc. According to the Foreclosure Response Project and analysis by the Local Initiative Support Corporation (LISC), unincorporated Clark County has an estimated 31,666 subprime loans, which is almost 19% of all loans. Over 90% of these loans were made in CDBG eligible areas. Another estimated 16,286 loans are 30 or more days delinquent (9.7% of all loans). North Las Vegas is seriously impacted by the foreclosure crisis; 1,514 single-family homes were foreclosed in 2007 and in just the first six months of 2008, 2,619 single-family homes were forced into foreclosure. As Map A-1 indicates, virtually all of the City's neighborhoods are affected by this crisis. Using Clark County Recorder data on foreclosures for the period January 1, 2008 through July 31, 2008, foreclosures were identified by zip code. Three zip codes, 89031, 89032 and 89081, had the largest number of foreclosures during that interval. Zip codes 89084, 89086, and 89030 were added in May 2010 to City of North Las Vegas's NSP target area.

Distribution and and Uses of Funds:

Using all of the data presented thus far, Clark County has determined that certain zip codes and census tracts have the greatest need for the Neighborhood Stabilization Program. The list below includes the targeted zip codes/targeted census tracts. The County will focus its efforts in these areas. While the entire Las Vegas Valley is suffering from extremely high foreclosure rates, these particular zip codes were chosen because the majority of the census tracts they encompass have a foreclosure rate over 9%, are LMMI eligible, have a subprime loans rate over 25% and have a prediction score of future foreclosures and abandonment of 8 or above. TARGETED AREAS: 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169 Using all of the data presented thus far, the City of North Las Vegas has determined that zip codes 89031, 89032, 89081, 89084, 89086, and 89030 have the greatest areas of need for the Neighborhood Stabilization Program. Within those zip codes, certain census tracts/block groups have been impacted more significantly; therefore the City will attempt to focus its efforts in those areas if possible.

Definitions and Descriptions:

Abandoned. A home is abandoned if either a) mortgage or tax payments are at least 90 days delinquent, or b) code enforcement inspection has determined that the property is not habitable and the owner has taken no corrective actions within 90 days of notification of the deficiencies or c) the property is subject to a court ordered receivership or nuisance abatement related to abandonment pursuant to state or local law or otherwise meets a state definition of an abandoned home or residential property.

Acquisition Costs. Acquisition costs that will be considered eligible at the time of sale (at initial acquisition) cannot exceed 99% of the appraised market value conclusion determined of the home at the time of purchase for homes purchased in the Acquisition-Rehab programs (for Resale and Rental) as well as Homebuyer Assistance Program. Acquisition costs include payment of any and all liens to obtain a clean title to the property and all closing costs identified on the estimated settlement statement.

Affordable rents. Affordable rents follow the HOME program standards at 24 CFR 92.252 (a), (c), (e), and (f). Namely, the maximum rents will

be the lesser of the fair market rent and up to 30% of the adjusted income of a family earning 65% of AMI, with adjustments for the number of bedrooms in the unit, less a utility allowance. Affordable rents for households with incomes at or below 50% of AMI will be no more than 30% of the annual income for the household, adjusted for family size. Such rents may be increased annually after HUD updates fair market rents and median incomes.

Area Median Income. Income limits are calculated by HUD in accordance with Section 3(b)(2) of the United States Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size. These figures are updated on an annual basis and new limits will be utilized as published. These limits are available on the www.hud.gov website.

Areas of Greatest Need. Clark County and North Las Vegas have geographically identified the locations of greatest need based on the areas with the greatest percentage of home foreclosures; areas with the highest percentage of homes financed by sub-prime mortgages and areas identified as likely to have a significant rise in the rate of home foreclosures.

Blighted. A structure is blighted when it exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety and public welfare.

Completed. A unit is considered completed once the construction/rehabilitation is 100 percent complete, the permit(s) have been finalized and issued by the Building Department, the unit has been sold/rented to an eligible household, and the appropriate Project documentation files have been submitted to Clark County including all recorded legal and closing documentation.

Continued affordability. The affordability of the homeownership housing units will be in accordance with the HOME Program standards at 24 CFR 92.254. Using the HOME Program affordability periods will provide for a minimum length of affordability. Recapture on sale and foreclosure provisions terminate the affordability period. The affordability of the rental units will be in accordance with the HOME program standards at 24 CFR 92.252(a), (c), (e), and (f) for rental properties. Using the HOME program affordability periods will provide for a minimum length of affordability; however, the County may require longer affordability periods that exceed the HOME program requirements as the NSP program evolves.

Current market appraised value. The current market appraised value means the as-is value of a foreclosed upon home or residential property that is established through an appraisal made in conformity with the appraisal requirements of the URA at 49 CFR 24.103 and completed within 60 days after an offer is made for the property by a grantee, Developer, or individual homebuyer (Participant).

Developer Fee. Project developer fee per housing unit as detailed in the Program Budget for the Acquisition Rehab Resale program. The Developer Fee is identified by four categories: Acquisition, Rehab Management, Homebuyer Commitment and Disposition.

Direct Assistance to the homebuyer. A lien will be placed on the property in the amount of the deferred incrementally forgivable loan and if the homebuyer sells the property prior to the expiration of the affordability period, the awarded funds will be subject to recapture and payable to City/County.

Foreclosed. A property has been foreclosed upon if any of the following conditions apply: a) the property's current delinquency status is at least 60 days delinquent under the Mortgage Bankers of America delinquency calculation and the owner has been notified of this delinquency, or b) the property owner is 90 days or more delinquent on tax payments, or c) under state or local law, foreclosure proceedings have been initiated or completed, or d) foreclosure proceedings have been completed and title has been transferred to an intermediary aggregator or servicer that is not an NSP grantee, subrecipient, contractor, developer, or end user.

Housing Rehabilitation Standards. Rehabilitation standards require that all buildings assisted with NSP funds be brought up to Clark County codes in effect at this time, that required building permits be obtained and that appropriate inspections be performed. NSP assisted properties involving rehabilitation must conform to the Clark County NSP Homeownership Rehab Standards for One and Two Unit Structures.

Obligated. Funds are obligated for an activity when orders are placed, contracts are awarded, services are received, and similar transactions during a given time period that will require payment by Clark County or the Developer during the same or a future period. The obligation of funds must be linked to a specific address and/or household.

Participant. The consumer that buys the home upon completion of rehabilitation by the Developer. Homebuyer must be eligible and qualified for the Program and must certify to occupy the home as principal residence.

Project Delivery Fee. Reimbursable project delivery fees (to include homebuyer commitment as well as rehabilitation) for the Homebuyer Assistance Program per housing unit as identified by the Subrecipient and as detailed in the Program Budget. Actual delivery fee costs per unit will be reimbursed with proper documentation.

Low Income Targeting:

Acquisition and Relocation:

Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$40,037,784.00
Total CDBG Program Funds Budgeted	N/A	\$29,666,798.00
Program Funds Drawdown	\$1,850,601.99	\$19,973,529.64
Obligated CDBG DR Funds	\$0.00	\$29,666,798.00
Expended CDBG DR Funds	\$1,448,068.95	\$19,571,196.39

Match Contributed	\$0.00	\$0.00
Program Income Received	\$708,874.91	\$987,369.93
Program Income Drawdown	\$708,874.91	\$987,369.93

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$4,450,019.70	\$0.00
Limit on Admin/Planning	\$2,966,679.80	\$282,989.98
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$7,416,699.50	\$9,635,700.00

Overall Progress Narrative:

This quarter, there are four activities with DRGR errors whereby the activity narrative and other expenditure and accomplishment data could not be entered. Clark County has been working with the HUD help desk over the past month in an attempt to resolve the problem but as of the deadline for report submittal, the error still prevents the ability to provide a complete report within the DRGR screens and fields provided. The matter has been forwarded to HUD headquarters for correction. Of the total \$1,850,601.99 drawn down this quarter, that full amount \$1,850,601.99 has also been expended across the various NSP1 activities. A different balance for expenditures is incorrectly reflected in the report due to the errors mentioned above.

The narrative for each of the four activities that could not be inputted individually is as follows:

CC-ARResale-HFN-Proj

Housing for Nevada (HFN) acquired two additional single family homes this Quarter. Expenditures related to the acquisition of those two homes as well as acquisition developer fees and rehabilitation reimbursement for homes acquired in previous quarters totaled \$482,540.19 in Federal NSP expenditures (\$402,533.04 in program funds and \$80,007.15 in program income funds expended).

Program income reported this quarter (\$360,947.31) was from the sale of properties sold in the previous quarter.

Program income from the sale of the three homes sold this quarter will be reported next quarter.

Three properties were sold (completed) this Quarter:

6498 Cold Water Bay (89122)

>Closed 11/2/2010 &ndash 5 year affordability period

2795 Murray Hill Lane (89142)

>Closed 12/17/2010 &ndash 10 year affordability period

>

>6731 Lilac Sky (89142)

>Closed 12/23/2010 &ndash 10 year affordability period

All properties have now been acquired for a total of thirty one homes to be rehabbed and sold to an NSP-eligible homebuyer using Federal funds. All properties are scattered-site throughout the Clark County NSP1 target area. Rehabilitation is in various stages of completion for all properties acquired but not yet sold. Upon completion,

properties are made available to potential homebuyers that have been pre-approved for NSP assistance through four local housing counseling agencies. A "First Look" period is provided by HFN to those clients and clients may enter into a Letter of Intent with HFN prior to completion of rehab and execution of a purchase contract.

CC-HAP-NHS

No activity or expenditures this Quarter. A total of two households have been assisted with this activity - both were multi-race Hispanic and at the moderate income level.

It is anticipated that Project Delivery Fees for both properties assisted and completed and previous quarters will be paid to Neighborhood Housing Services in the following quarter upon receipt of proper documentation of eligible and reimbursable project costs.

CC-HAP-NV Partners

No activity or expenditures this Quarter. It is anticipated that Project Delivery Fees for all eight properties assisted and completed and previous quarters will be paid to Nevada Partners in the following quarter upon receipt of proper documentation of eligible and reimbursable project costs.

Of the eight properties completed (addresses reported in previous quarters), 2 are low income, and 6 are moderate income. Three are African American and five are white/Hispanic. Three are female head of household.

NLV-ARResale-CDPCN-Proj

Seven (7) of the ten (10) properties acquired for this activity using Federal funds are in a various stages of rehabilitation. Upon completion, the properties will be made available to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with CDPCN through a memorandum of understanding for intake and eligibility services. A "first look" period is provided by CDPCN to the clients of those agencies, and homes may also be marketed to the public through MLS following the end of that First Look period. All homebuyers must receive housing counseling and be qualified through a local housing counseling agency in order to purchase a NSP home.

Program income was received and reported this quarter under this activity for a property sold and completed in the previous quarter (\$60,920.54).

There were no funds drawn for this activity this Quarter. Two properties have been completed to date (addresses reported in the last QPR). Both households are at the moderate income level, African American, and female head of household.

OVERALL PROGRESS NARRATIVE:

Property acquisitions were completed this Quarter across all programs for Clark County and North Las Vegas and rehab is in various stages of completion. Both jurisdictions continue to generate and expend program income through the resale of properties following rehab. All entities continue to evaluate new ways to market completed homes in the resale program, but a priority "First Look" is provided to clients who have been qualified for NSP through local housing counseling agencies.

As of this quarter, the cumulative number of beneficiaries assisted with Federal funds and now living in their home is as follows:

- > Homebuyer Assistance Program: 14
- > Acquisition Rehab Resale CC: 10
- > Acquisition Rehab Resale NLV: 7
- > Acquisition Rehab Rental CC: 12
- > Acquisition Rehab Rental NLV: 0
- > GRAND TOTAL: 43 beneficiaries in Clark County and North Las Vegas assisted with Federal NSP1 funds

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>An additional 18 beneficiaries are now occupying their NSP home in Clark County for the properties assisted with State NSP1 funds. Approximately 30 additional beneficiaries are expected to be occupying their home by the end of the next quarter through both State and Federal NSP1 programs.

Both redevelopment projects in Clark County (St. Jude's Ranch and Accessible Space, Inc.) are moving forward with construction and have made excellent progress. Accessible Space anticipates construction completion in June 2011 and St. Jude's Ranch anticipates construction completion by October 2011.

Clark County staff conducted a monitoring review of the four housing counseling agencies in the Homebuyer Assistance Program in October 2010. All agencies are working on program close out for reimbursement of project delivery fees and Administration expenses. Staff will conduct another monitoring of the Developers in the Acquisition Rehab Resale program as well as the Southern NV Regional Housing Authority next Quarter.

Staff from both jurisdictions attended meetings with NSP grantees as well as other community organizations to discuss NSP1 progress thus far including:

- Nevada Foreclosure Prevention Taskforce (October 13)
- > National Community Stabilization Trust (October 11)
- > Resale strategies and progress meeting (October 25)
- > Rehab strategies and progress meeting (November 8)
- > NSP1 overall progress (December 15)

A written survey was also distributed to NSP1 grantees in September 2010 to request information to be used in the planning for NSP3 strategies and activities.

Staff from both jurisdictions attended the following trainings and seminars: NSP3 Webinar, HUD NSP Training: NSP3 Mapping Tool Webinar, HUD training: Rethinking Rental Housing, NV Energy "Quality HVAC Installation", HUD NSP Training: Q&A Session with HUD Staff Webinar.

Clark County, Nevada Partners, and HAND Development Group were featured on a video made for public television through Clark County's Channel 4 "Chronicles" series. This video highlighted two of the properties sold by HAND Development Group to clients counseled by Nevada Partners this quarter. The program highlighted a success story of a first time homebuyers as well as the significant rehab with home performance achieved across multiple properties in the program. This video will be shown throughout the month of January and is also available on Clark County's website: www.ClarkCountyNV.gov.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP - A (CC), Financing Mechanisms (CC)	\$0.00	\$310,009.96	\$261,294.06
NSP - A (NLV), Financing Mechanisms (NLV)	\$0.00	\$0.00	\$0.00
NSP - B (CC), Acquisition/Purchase and Rehabilitation (CC)	\$1,452,019.36	\$18,091,146.04	\$13,444,600.40
NSP - B (NLV), Acquisition/Purchase and Rehabilitation (NLV)	\$233,848.35	\$6,153,962.00	\$5,099,658.08
NSP - D (CC), Demolition (CC)	\$0.00	\$0.00	\$0.00
NSP - E (CC), Redevelopment (CC)	\$68,080.50	\$2,145,000.00	\$884,987.12
NSP - E (NLV), Redevelopment (NLV)	\$0.00	\$0.00	\$0.00
NSP - E(2) (NLV), Redevelopment (NLV DM)	\$0.00	\$0.00	\$0.00
NSP - F (CC), Administration and Planning Costs (CC)	\$80,435.80	\$2,282,906.00	\$266,772.00
NSP - F (NLV), Administration and Planning Costs (NLV)	\$16,217.98	\$683,774.00	\$16,217.98

Activities

Grantee Activity Number:	CC-ARRental-SNRHA
Activity Title:	NSP Acquisition and Rehabilitation for Rental

Activity Category:

Acquisition - general

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

03/01/2011

Completed Activity Actual End Date:
Responsible Organization:

Southern Nevada Regional Housing Authority

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$11,090,993.00
Total CDBG Program Funds Budgeted	N/A	\$5,781,266.00
Program Funds Drawdown	\$883,713.31	\$4,397,736.04
Obligated CDBG DR Funds	\$0.00	\$5,781,266.00
Expended CDBG DR Funds	\$883,713.31	\$4,397,735.84
Clark County, Nevada	\$0.00	\$1,110,393.42
Southern Nevada Regional Housing Authority	\$883,713.31	\$3,287,342.42
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$273,881.81	\$326,621.46

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Southern Nevada Regional Housing Authority to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing.

The grant agreement was initially executed with the Housing Authority of Clark County June 16, 2009 for \$2,207,265 in Federal NSP1 funds and \$5,309,727 in State of Nevada NSP1 funds. Upon the merger of local housing authorities, the Southern Nevada Regional Housing Authority was created on January 1, 2010. The grant agreement was amended on March 16, 2010 to reflect the new name as well as to provide an additional \$3,574,001 in Federal NSP1 funds. These additional funds had been planned for this activity benefiting rental households at or below 50% AMI from the initial Action Plan, but potentially for other participating nonprofits to be solicited by RFP/RFQ. The RFP process did not result in projects eligible for NSP1 and based upon the Housing Authority's performance and capacity for additional funding, the total Federal funds allocation was increased to \$5,781,266.

Federal funds combined with the State of Nevada allocation provides the Southern Nevada Regional Housing Authority with a grand total of \$11,090,993 in NSP1 funds for scattered site rental housing.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

The Southern Nevada Regional Housing Authority (SNRHA) acquired three additional single family homes this Quarter. Property acquisition is now complete for this activity with a total of 45 single family homes acquired to be rehabbed and then rented to households at or below 50% AMI. An additional thirty seven properties were acquired and rehabbed using State NSP1 funds. All eighty two properties are scattered-site throughout the Clark County NSP1 target area.

A total of \$883,713.31 in program funds were expended for the acquisition of those three properties as well as the reimbursement of rehab expenses for the properties acquired in previous quarters. An additional \$273,881.81 in program income (generated through the resale of properties in other activities) was also expended under this activity this Quarter for the reimbursement of rehabilitation activities for SNRHA for a grand total of \$1,157,594.94 in NSP funds drawn this quarter. The eight property addresses identified above represent complete units with a beneficiary having moved in this quarter and are actual single family home accomplishments to date for a cumulative total of twelve completed projects using Federal NSP1 funds. Of those twelve households, ten are female head of household. Property addresses reported in previous quarters were for acquisition only. The numbers generated by DRGR and reported above to number of housing units are incorrect - the HUD help desk is working with Clark County and the matter forwarded to HUD headquarters for correction. Rehab is in various stages of completion for all properties acquired but not yet leased. Six properties do not yet have a rehab contract but are currently undergoing testing (energy audit) and the contract is expected to be executed by the end of next quarter. Upon completion, properties are made available to potential tenants on a waiting list that have been pre-approved for NSP assistance. Over 200 tenants are currently on the waiting list for SNRHA. Lease terms are for a minimum of twelve months, and the properties will remain affordable to tenants at or below 50% AMI for a minimum of twenty years following initial acquisition secured by a Deed of Trust. Clark County continues to perform desk-monitoring through the request for reimbursement of rehab expenses, as well as on-site inspections of properties throughout different phases of rehab. Staff plans to conduct an on-site monitoring review of the program in March 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	19/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	34/45
# of Singlefamily Units	0	34/45

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	8	0	8	12/45	0/0	12/45	100.00
# Renter Households	8	0	8	12/45	0/0	12/45	100.00

Activity Locations

Address	City	State	Zip
6482 Belgrave Hall Lane	Las Vegas	NA	89122
6547 Jordan River	Las Vegas	NA	89156
5917 Halehaven	Las Vegas	NA	89110
6429 Alderlyn	Las Vegas	NA	89122
5691 Crowbush Cove	Las Vegas	NA	89122
2511 Madre Grande	Las Vegas	NA	89142
5057 Copperlyn	Las Vegas	NA	89122
5771 Tierra Mesa	Las Vegas	NA	89156

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Total Other Funding Sources	\$5,309,727.00

State of NV NSP	\$5,309,727.00
Total Other Funding Sources	\$5,309,727.00

Grantee Activity Number:	CC-ARResale-CDPCN PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Community Development Programs Center of Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,832,481.04
Total CDBG Program Funds Budgeted	N/A	\$4,832,481.04
Program Funds Drawdown	\$52,000.00	\$3,502,376.04
Obligated CDBG DR Funds	\$0.00	\$4,832,481.04
Expended CDBG DR Funds	\$52,000.00	\$3,421,870.34
Community Development Programs Center of Nevada	\$52,000.00	\$3,421,870.34
Match Contributed	\$0.00	\$0.00
Program Income Received	\$441.65	\$64,125.29
Program Income Drawdown	\$0.00	\$90,933.71

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

Grant agreements executed by and between Clark County and CDPCN September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347.04 in August 2010 for a total budget of \$4,832,481.04 in NSP1 funds.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

All properties have now been acquired for a grand total of thirty eight homes to be rehabbed and sold to an NSP-eligible homebuyer by Community Development Programs Center of Nevada (CDPCN). All thirty eight properties are scattered-site throughout the Clark County NSP1 target area.

A total of \$52,000 was drawn this quarter for the payment of Developer fees associated with properties acquired in previous quarters.

>Property addresses reported in previous quarters were for homes acquired only. No properties were completed (sold) this Quarter. To date, one property has been completed to a female head of household. The data generated by DRGR for

beneficiaries and housing units is incorrect - Clark County is working with the HUD help desk and the matter forwarded to the HUD help desk for correction.

Program income reported this quarter was from the resale of the property sold in June 2010 (tax refund received from Title). >Rehabilitation is in various stages of completion for all properties. Ten properties are expected to be completed next quarter. Upon completion, properties are made available to potential homebuyers that have been pre-approved for NSP assistance through four local housing counseling agencies. A "First Look" period is provided by CDPCN to those clients, and homes may also be marketed to the public through MLS following the end of that First Look period. All homebuyers must receive housing counseling and be qualified through a local housing counseling agency in order to purchase a NSP home.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	16/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/38
# of Singlefamily Units	0	15/38

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	1/0	1/38	100.00
# Owner Households	0	0	0	0/0	1/0	1/38	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-ARResale-HAND-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - B (CC)

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

HAND Development Group

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,832,482.00
Total CDBG Program Funds Budgeted	N/A	\$2,644,918.00
Program Funds Drawdown	\$113,773.01	\$1,858,268.63
Obligated CDBG DR Funds	\$0.00	\$2,644,918.00
Expended CDBG DR Funds	\$113,773.01	\$1,858,468.63
HAND Development Group	\$113,773.01	\$1,858,468.63
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$48,000.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements were executed by and between Clark County and HAND Development Company on September 15, 2009 and amended on June 15, 2010. HAND Development Company assigned the grant agreement to HAND Development Group on February 16, 2010 for the purposes of property insurance coverage. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$898,254 to \$2,443,571. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$2,644,918 in NSP1 funds.

HAND Development Group has an additional \$2,187,564 in State of Nevada NSP1 funds for a grand total allocation of \$4,631,135. These state funds were part of the initial grant agreement executed on September 15, 2009.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

All properties have now been acquired for a total of nineteen homes to be rehabbed and sold to an NSP-eligible homebuyer using Federal funds by HAND Development Group (HAND). An additional fourteen single family homes were purchased and will be rehabbed/resold using State NSP funds. All thirty three properties are scattered-site throughout the Clark County NSP1 target area.

A total of \$113,773.01 in program funds were drawn this quarter for the reimbursement of rehabilitation expenses for properties acquired in previous quarters as well as the payment of Developer fees.

Property addresses reported in previous quarters were for properties acquired but not yet sold. There are no Federally funded properties sold yet under this activity, however HAND has sold six NSP properties assisted with State of Nevada NSP1 funds. Rehabilitation is in various stages of inspection and completion for all properties. Upon completion, properties are made available to potential homebuyers that have been pre-approved for NSP assistance through four local housing counseling agencies. A "First Look" period is provided by HAND Development Group to those clients, and homes are also be marketed to the public through MLS following the end of that First Look period. All homebuyers must receive housing counseling and be qualified through a local housing counseling agency in order to purchase a NSP home. The first group of properties is now listed on the market and in various stages of review and escrow. Resale transactions are anticipated to close next Quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	2/19
# of Singlefamily Units	0	2/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/19	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$2,187,564.00
Total Other Funding Sources	\$2,187,564.00

Grantee Activity Number:	CC-ARResale-HFN-PROJ
Activity Title:	NSP Acquisition and Rehab for Resale

Activity Category:

Acquisition - general

Project Number:

NSP - B (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (CC)

Projected End Date:

03/01/2011

Completed Activity Actual End Date:
Responsible Organization:

Housing for Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$4,832,481.00
Total CDBG Program Funds Budgeted	N/A	\$4,832,481.00
Program Funds Drawdown	\$402,533.04	\$3,686,219.69
Obligated CDBG DR Funds	\$0.00	\$4,832,481.00
Expended CDBG DR Funds	\$0.00	\$3,364,192.35
Clark County, Nevada	\$0.00	\$80,505.70
Housing for Nevada	\$0.00	\$3,283,686.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$360,947.31	\$526,078.78
Program Income Drawdown	\$80,007.15	\$117,148.90

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/RFQ process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI while simultaneously repairing damaged property and modernizing older housing stock.

The Grant agreements were executed by and between Clark County and Housing for Nevada on September 1, 2009 and amended on June 15, 2010. The Amendment (Clark County NSP1 Amendment #2) increased the total Federal funds budget from \$3,085,818 to \$4,631,134. The additional funds were moved from the Homebuyer Assistance Program (HAP) to the Acquisition Rehab Resale program. Additional funds re-captured and unused from the HAP program increased the budget by an additional \$201,347 in August 2010 for a total Federal budget of \$4,832,481 in NSP1 funds.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	21/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	15/32
# of Singlefamily Units	0	15/32

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	3/0	3/32	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-CCCS
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Consumer Credit Counseling Service

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$30,966.93
Total CDBG Program Funds Budgeted	N/A	\$30,966.93
Program Funds Drawdown	\$0.00	\$23,466.93
Obligated CDBG DR Funds	\$0.00	\$30,966.93
Expended CDBG DR Funds	\$0.00	\$23,466.93
Consumer Credit Counseling Service	\$0.00	\$23,466.93
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$7,500.00	\$7,500.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income.

The grant agreement was executed by and between Clark County and Consumer Credit Counseling Service on October 6, 2009 in the amount of \$2,140,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Consumer Credit Counseling Service totaled \$2,109,033.07.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Consumer Credit Counseling Service maintained a total project budget of \$30,966.93 to assist three homebuyers in Clark County.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

Project Delivery Fees for the three clients who purchased homes in previous quarters were paid to Consumer Credit Counseling Service this quarter (total \$7,500). Funds used for this payment were program income funds (generated by the resale of properties in other activities) according to the "First in First out" rule. Three total households have been assisted by this activity - 1 is moderate income and the other two at middle income levels. Two households were multi-race hispanic and the third household is American Indian. None of the households are female head of household. Project Delivery Fees are paid upon receipt of proper and complete documentation of the costs associated with the intake, eligibility, counseling and closing assistance provided to the client who purchased a property using NSP1 assistance. All funds have now been expended for this project.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	1/0	3/3	33.33
# Owner Households	0	1	3	0/0	1/0	3/3	33.33

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-HAP-HFN
Activity Title:	NSP Homebuyer Assistance Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP - A (CC)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanisms (CC)

Projected End Date:

10/31/2010

Completed Activity Actual End Date:
Responsible Organization:

Housing for Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$49,223.00
Total CDBG Program Funds Budgeted	N/A	\$49,223.00
Program Funds Drawdown	\$0.00	\$22,500.00
Obligated CDBG DR Funds	\$0.00	\$49,223.00
Expended CDBG DR Funds	\$0.00	\$22,500.00
Clark County, Nevada	\$0.00	\$0.00
Housing for Nevada	\$0.00	\$22,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to enable low-and middle-income households to quickly purchase and occupy foreclosed single-family homes before the effects of vacancy, vandalism and blight become acute. Through the provision of down payment assistance, new homebuyers will purchase and occupy foreclosed properties that meet the County's housing standards in designated census tracts. The target purchaser population would be FHA or other credit worthy borrowers. All properties acquired under this activity must meet the required purchase discount of 1% less than current market appraised value. The homebuyer must be NSP eligible with a household income of 120% or below Area Median Income.

The grant agreement was executed by and between Clark County and Housing for Nevada on October 6, 2009 in the amount of \$1,700,000. The Homebuyer Assistance Program (HAP) as designed was not successful in the local market and had many challenges associated with consumers attempting to secure accepted offers at the required discount in the open market. As a result, only a small percentage of funds initially allocated to this program will be used by HAP Subrecipients of Clark County within the timeliness requirements of the obligation deadline. An Amendment (Clark County NSP1 Amendment #2) to move un-committed funds to the Acquisition Rehab Resale program (\$4,635,949) and a Redevelopment Project for Accessible Space, Inc. (\$1,250,000) was approved by the Board of County Commissioners on May 18, 2010.

A total of \$5,885,949 was recaptured from the HAP program in May 2010 and an additional \$604,041.01 in August 2010 in order to ensure compliance with the HUD NSP1 obligation deadline. Of this total, the amount recaptured from Housing for Nevada totaled \$1,650,777.

The first adjustment was effective as of May 28, 2010 and the second adjustment of un-obligated funds was effective as of August 9, 2010. Housing for Nevada maintained a total project budget of \$49,223 to assist one homebuyer in Clark County with the purchase and rehab of a single family home.

Location Description:

NSP Target Neighborhoods 89103 89110 (County Portion) 89115 89102 (CT 22.05 only) 89119 89104 (CT 15.00, 16.09, 16.10, 16.11 only) 89121 89120 (CT 28.22 & 28.23 only) 89122 89147 (CT 29.19 & 29.41 only) 89142 89156 89169

Activity Progress Narrative:

No activity this Quarter. Funds drawn and reported as expended in previous quarters but for a project cancelled by the Seller at closing were used for direct assistance to the homebuyer that closed in August (\$18,473.00) to include downpayment assistance, closing costs and principal reduction to purchase the home. The household assisted is an African American household at the moderate income level.

The remainder of those funds as well as additional funds to reimburse the costs of rehabilitating the property will be expended for this project and paid next Quarter. It is also anticipated that the Project Delivery Fee for this property will be paid to Housing for Nevada next quarter upon receipt of proper documentation of eligible and reimbursable project costs.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	1/0	1/1	100.00
# Owner Households	0	0	0	0/0	1/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-NSP-ADMIN
Activity Title:	NSP Administration

Activity Category:

Administration

Project Number:

NSP - F (CC)

Projected Start Date:

09/26/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration and Planning Costs (CC)

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

Clark County, Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,282,906.00
Total CDBG Program Funds Budgeted	N/A	\$2,282,906.00
Program Funds Drawdown	\$80,435.80	\$266,772.00
Obligated CDBG DR Funds	\$0.00	\$2,282,906.00
Expended CDBG DR Funds	\$80,435.80	\$266,771.99
Clark County, Nevada	\$80,435.80	\$266,771.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide general administration and planning activities to include: General management, oversight, coordination and professional services.

Clark County has also allocated administration funds to subrecipients by and through grant agreements for the reimbursement of expenses associated with the administration of their NSP1 programs.

Administration funds are allocated to the following NSP1 subrecipients:

Southern Nevada Regional Housing Authority (ARRental): \$277,909

Consumer Credit Counseling Service (HAP): \$107,000

Housing for Nevada (HAP): \$85,000

Neighborhood Housing Services of Southern Nevada (HAP): \$75,000

Nevada Partners (HAP): \$73,000

Clark County initially allocated Administration in the amount of \$559,439 State of Nevada NSP1 funds however these funds were re-allocated to a Redevelopment Activity for St. Jude's Ranch through an Amendment on April 16, 2010 (Clark County NSP1 Amendment #1).

The total Admin allocation of \$2,282,906 represents approximately 7% of all NSP1 funds awarded to Clark County (Federal and State combined).

Location Description:

Clark County, Nevada

Activity Progress Narrative:

Clark County expended \$80,435.80 in Administration funds this Quarter. Administrative expenses were drawn to cover staff salaries as well as supplies and travel related to NSP1 program implementation. Three Clark County staff salaries are currently supported by NSP1 Administration funds. Funds were also drawn to cover the costs of reimbursement to the Clark County Building Department for services related to the code inspection of properties to be acquired with NSP funds. There were no Administration draws for subrecipients this Quarter. It is expected the draws for the reimbursement of Administrative activities

for the Homebuyer Assistance Program will commence in February 2011 upon receipt of proper documentation from the four subrecipients.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$0.00
Total Other Funding Sources	\$0.00

Grantee Activity Number:	CC-REDEV-ASI
Activity Title:	Redevelopment-ASI-Bledsoe II

Activity Category:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment (CC)

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

Accessible Space, Inc.

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,250,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,250,000.00
Program Funds Drawdown	\$0.00	\$645,625.62
Obligated CDBG DR Funds	\$0.00	\$1,250,000.00
Expended CDBG DR Funds	\$0.00	\$645,625.62
Accessible Space, Inc.	\$0.00	\$645,625.62
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The project will be for the new construction of a 22-unit, fully accessible affordable rental housing complex with supportive services. \$1,250,000 in federal NSP funds will be used for the redevelopment of vacant property. Funds were re-allocated from the Homebuyer Assistance Program (HAP) and recapture approved by the Board of County Commissioners on May 18, 2010 (Clark County NSP1 Amendment #2). The grant agreement executed by and between Clark County and Accessible Space Inc. was approved by the Board of County Commissioners on June 15, 2010.

Accessible Space, Inc. will enter into an agreement to form a wholly-owned subsidiary nonprofit corporation - ASI Bledsoe, Inc., for the sole purpose of owning and operating the affordable housing Project in accordance with HUD's requirements for a Section 811 financed Project. The NSP funds provided to Accessible Space, Inc., will provide gap financing to the Project and will be invested as owner equity in the Project.

Of the 22 units, a minimum of 10 units must be designated as County NSP-assisted units. None of the County assisted units may be used to meet requirements of any other participating entity. Ten (10) of the County NSP units will be rent and income targeted to households at or below 50% of the Area Median Income as annually designated by HUD. The NSP units will be considered as "floating" units and may change over time so long as the assisted units remain comparable to the non-assisted units over the affordability period in terms of size, features and number of bedrooms.

The Project will be operated as affordable housing for a minimum period of twenty (20) years.

Location Description:

Unincorporated Clark County Parcel # 14021103008 located on Bledsoe Lane between Carey Avenue and Judson Avenue

Activity Progress Narrative:

Construction of Park Apartments began on August 23, 2010. The contract for construction is based on a 10 month construction period. Though progress was slowed initially by a soils issue and a resulting no-cost time extension change order is being requested, the general contractor Crisci Builders believes it will be back on schedule for contract completion and HUD Permission to Occupy (PTO) on June 23, 2011. Inspector field reports are submitted to HUD's Office of Multifamily Housing twice per month. There were no draws on this activity this Quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/22

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/10	0/0	0/22	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	CC-REDEV-St. Judes Ranch
Activity Title:	Redevelopment

Activity Category:

Construction of new housing

Project Number:

NSP - E (CC)

Projected Start Date:

06/01/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment (CC)

Projected End Date:

03/01/2013

Completed Activity Actual End Date:
Responsible Organization:

St. Jude's Ranch for Children

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,954,439.00
Total CDBG Program Funds Budgeted	N/A	\$895,000.00
Program Funds Drawdown	\$68,080.50	\$239,361.50
Obligated CDBG DR Funds	\$0.00	\$895,000.00
Expended CDBG DR Funds	\$68,080.50	\$239,361.50
St. Jude's Ranch for Children	\$68,080.50	\$239,361.50
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide for the redevelopment of a vacant parcel. St. Jude's Ranch proposes to construct St. Jude's Crossings, a 16-unit multifamily rental housing development for at-risk youth aged 18-25, including 1 resident manager unit. Along with the new, quality affordable housing, supportive services will be provided to help these young adults with job training, education and life skills so that they can become stable, self-sufficient members of the community. The 1-acre site is located on McLeod Drive between Tropicana Avenue and Reno Avenue in the unincorporated County. This location is central, near UNLV and provides access to major transit corridors so that these young adults will have transportation to work and/or school. The development will also provide 1,500 square feet of community space that will include a large social and meeting room with a full kitchen, a computer room, an office, and a conference room. The structure is anticipated to include approximately 10,000 square feet, with each residential unit measuring 500 square feet. Building Hope Nevada (BHN), a local non-profit, will act as the design-development partner for this project.

Funds were re-allocated from activities Housing Counseling (\$400,000) and Demolition (\$75,000 through an Amendment published April 16, 2010 (Clark County NSP1 Amendment #1). These funds combined with the existing \$420,000 already allocated to a Redevelopment Project provides St. Jude's Ranch with a Federal funds budget of \$895,000. An additional \$1,059,439 in State of NV NSP1 funds has also been allocated to St. Jude's Ranch through the grant agreement approved June 15, 2010.

St. Jude's Ranch also received an allocation \$800,000 Continuum of Care Supportive Housing Program (SHP) grant to help cover the costs of construction. SHP will also provide two years of funding for rental assistance and supportive services. Total project costs are estimated at \$2.7 million with approximately \$1,954,439 coming from state and federal Neighborhood Stabilization Program funds.

Any properties redeveloped as residential housing with NSP funds will meet the continued affordability requirements established by the County for the NSP Program. The minimum requirements will be in accordance with the HOME Program standards at 24 CFR 92.254 for homeownership housing or, for rental housing, in accordance with the HOME Program standards at 24 CFR 92.252 (a), (c), (e) and (f).

\$895,000 in federal NSP funds for the redevelopment of foreclosed and vacant property as multifamily housing. \$1,059,439 in State NSP funds will also be used for this project.

Location Description:

Unincorporated Clark County Parcel # 16225103002 located between Tropicana Avenue and Reno Avenue on McLeod Drive

Activity Progress Narrative:

St Jude's Ranch Crossings has made two significant achievements in the last quarter — they received full zoning approval on the project and are at 100% design development. They have also completed their HUD Technical Submission for the Supportive Housing Program. They have routinely (monthly) held development team meetings, in which all vested parties and stakeholders attend and have input on the design development; the architect, developer and general contractor continue to work close together and anticipate having final numbers and plan for an independent third-party cost estimator to do a project "take off" (estimate). They are looking to submit to Clark County Planning and Public Works in early to mid January and anticipate permits some 60/90 days thereafter. A groundbreaking is set for February 18, 2011 with an estimated construction timeline of 7-8 months.

A total of \$68,080.50 in Federal NSP funds were drawn this quarter to reimburse soft costs associated with construction and design. Upon depletion of the Federal funds budget, funds will then be drawn from the State of NV NSP activity.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with bus/rail access	0	0/16

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/16

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/15	0/0	0/15	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$1,059,439.00
Total Other Funding Sources	\$1,059,439.00

Grantee Activity Number:	NLV-ARRental-CDPCN
Activity Title:	NLV Acquisition and Rehabilitation for Rental

Activity Category:

Acquisition - general

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

03/01/2011

Completed Activity Actual End Date:
Responsible Organization:

Community Development Programs Center of Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$2,399,707.00
Total CDBG Program Funds Budgeted	N/A	\$1,709,434.00
Program Funds Drawdown	\$135,931.60	\$1,437,533.70
Obligated CDBG DR Funds	\$0.00	\$1,709,434.00
Expended CDBG DR Funds	\$135,931.60	\$1,437,533.70
Community Development Programs Center of Nevada	\$135,931.60	\$1,301,513.38
North Las Vegas, Nevada	\$0.00	\$136,020.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization in zip codes 89031, 89032 and 89084, 89086, 89030 and 89081, through the acquisition, rehabilitation and renting of foreclosed properties. Purchase of specific foreclosed properties will be dependent on highest degree of neighborhood need in conjunction with availability of foreclosed, moderately priced properties. Funds used for this activity will be used to meet the low income housing requirement for those below 50% AMI.

The City of North Las Vegas will select and acquire these properties and convey Title at closing. The City will not retain ownership; Community Development Programs Center of Nevada as selected through an RFQ process, will own, rehabilitate, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the City of North Las Vegas. The properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

\$1,619,434 was initially allocated for this activity. Through an Amendment approved by City Council on March 17, 2010 (NLV NSP1 Amendment #2) an additional \$90,000 was moved to this activity. Funds were moved from the Redevelopment activity because CDBG funds were going to be used on that project instead of NSP1 funds.

An additional \$690,273 in State of Nevada NSP1 funds are also allocated to this activity for a grand total of \$2,399,707.

Location Description:

Zip Codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

North Las Vegas drew down funds for the acquisition of one property this quarter. It was conveyed to Community Development Programs Center of Nevada to be rehabilitated and then rented to eligible tenants at or below 50 % AMI. Thirteen (13) properties have been acquired under this program using Federal NSP1 funds.

To date, all funds drawn and reported as expenditures for this activity to date have been by North Las Vegas for acquisition. Funds to be expended in future quarters will represent the reimbursement of approved rehabilitation expenses to

CDPCN. There were no expenditures for this rehab this Quarter.

The rental properties are made available to households at or below 50% AMI for a period of one year through lease term. To date, six (6) of the thirteen (13) properties acquired for this activity (using Federal funds) are scheduled to be rehabilitated in the subsequent quarter. Currently, there are six (6) potential NSP eligible renters that are slated to occupy NSP1 rental units in the subsequent quarter. The properties are scattered throughout the City's NSP target areas. Properties are of varying size in order to serve a wide variety of households. Five of the units identified to be rented will be four (4) bedroom units with one being a three (3) bedroom unit.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	10/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/13
# of Singlefamily Units	0	10/13

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/13	0/0	0/13	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$690,273.00
Total Other Funding Sources	\$690,273.00

Grantee Activity Number:	NLV-ARResale-CDPCN-PROJ
Activity Title:	NLV Acquisition and Rehab for Resale

Activity Category:

Acquisition - general

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

03/01/2011

Completed Activity Actual End Date:
Responsible Organization:

Community Development Programs Center of Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,416,545.51
Total CDBG Program Funds Budgeted	N/A	\$1,143,446.95
Program Funds Drawdown	\$0.00	\$1,025,285.03
Obligated CDBG DR Funds	\$0.00	\$1,143,446.95
Expended CDBG DR Funds	\$0.00	\$1,025,285.03
Community Development Programs Center of Nevada	\$0.00	\$1,025,285.03
North Las Vegas, Nevada	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$60,920.54	\$60,920.54
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,143,446.95 in Federal funds were allocated to properties owned by Community Development Programs Center of Nevada who will be responsible for the rehab and resale of 10 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas Nevada

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/10
# of Singlefamily Units	0	6/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	2/0	2/10	100.00
# Owner Households	0	0	0	0/0	2/0	2/10	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$273,098.56
Total Other Funding Sources	\$273,098.56

Grantee Activity Number:	NLV-ARResale-HAND-PROJ
Activity Title:	NLV Acquisition Rehab for Resale

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

HAND Development Group

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,414,693.07
Total CDBG Program Funds Budgeted	N/A	\$1,089,632.07
Program Funds Drawdown	\$28,837.75	\$887,241.00
Obligated CDBG DR Funds	\$0.00	\$1,089,632.07
Expended CDBG DR Funds	\$28,837.75	\$887,241.00
HAND Development Group	\$28,837.75	\$887,241.00
North Las Vegas, Nevada	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$142,150.43	\$142,150.43

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AML.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,089,632.07 in Federal funds were allocated to properties owned by HAND Development Group who will be responsible for the rehab and resale of 8 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

North Las Vegas drew down funds for the acquisition of one single family home this quarter which was then conveyed to HAND Development Group. HAND will rehabilitate and then resale this property to NSP-eligible homebuyer. This property combined with properties acquired in previous quarters totals nine single family homes acquired with Federal NSP funds. Program income funds were also drawn this quarter for the reimbursement of rehabilitation expenses on three properties. The total draw this quarter for this activity (program funds and program income) totals \$170,988.18.

On December 23, 2010, 6222 Copper Light (89081) was sold to an eligible homebuyer with an affordability period of five years. Program income from this resale will be reported in the next Quarter. The property is occupied by a household at the middle income level and African American ethnicity. This is the first property completed under this activity. Two (2) of the nine (9) properties acquired with Federal funds for this activity are in various stages of rehabilitation and are anticipated to be completed in the subsequent quarter. Upon completion, the properties will be made available to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with HAND through a memorandum of understanding for intake and eligibility services. Rehabilitation of one property has been completed this quarter and will be appraised, inspected and will be made available for resale. A "first look" period is provided by HAND Development Group to the clients of the four housing counseling agencies mentioned above, and homes are also be marketed to the public through MLS following the end of that First Look period. All homebuyers must receive housing counseling and be qualified through a local housing counseling agency in order to purchase a NSP home.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/8
# of Singlefamily Units	0	5/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	1	0/0	0/0	1/8	0.00
# Owner Households	0	0	1	0/0	0/0	1/8	0.00

Activity Locations

Address	City	State	Zip
6222 Copper Light	North Las Vegas	NA	89081

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$325,061.00
Total Other Funding Sources	\$325,061.00

Grantee Activity Number:	NLV-ARResale-HFN-PROJ
Activity Title:	NLV Purchase and Rehabilitation for Resale

Activity Category:

Acquisition - general

Activity Status:

Under Way

Project Number:

NSP - B (NLV)

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

03/01/2011

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LMMI

Responsible Organization:

Housing for Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,386,794.87
Total CDBG Program Funds Budgeted	N/A	\$1,194,029.87
Program Funds Drawdown	\$69,079.00	\$944,355.01
Obligated CDBG DR Funds	\$0.00	\$1,194,029.87
Expended CDBG DR Funds	\$69,079.00	\$944,355.01
Housing for Nevada	\$69,079.00	\$944,355.01
North Las Vegas, Nevada	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$286,565.41	\$336,245.32
Program Income Drawdown	\$205,335.52	\$255,015.43

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AML.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,194,029.87 in Federal funds were allocated to properties owned by Housing for Nevada who will be responsible for the rehab and resale of 8 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

North Las Vegas drew down funds (program income draw) for the acquisition of one single family home this quarter which was then conveyed to Housing for Nevada (HFN). HFN will rehabilitate and then resale the property to NSP-eligible homebuyer. A total of nine single family homes have been purchased with Federal NSP funds for this activity. Additional funds drawn this quarter were for the reimbursement of rehabilitation expenses on properties acquired in previous quarters for a total draw down of \$274,414.52 (includes both program funds and program income funds).

Program income was received and reported this quarter under this activity for properties sold and completed in previous quarters (\$286,565.41). There have been four properties completed to date and income level/beneficiary information was reported last quarter.

Two (2) of the nine (9) properties acquired for this activity with Federal NSP1 funds are in final stages of rehabilitation and are anticipated to be completed in the subsequent quarter. Upon completion, the properties will be made available to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with HFN through a memorandum of understanding for intake and eligibility services. A "First Look" period is provided by HFN to the clients of those agencies and clients may enter into a Letter of Intent with HFN prior to completion of rehab and execution of a purchase contract.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/8
# of Singlefamily Units	0	5/8

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	1/0	3/0	4/8	100.00
# Owner Households	0	0	0	1/0	3/0	4/8	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$192,765.00
Total Other Funding Sources	\$192,765.00

Grantee Activity Number:	NLV-ARResale-Mission-PROJ
Activity Title:	NLV Acquisition Rehab for Resale

Activity Category:

Acquisition - general

Project Number:

NSP - B (NLV)

Projected Start Date:

03/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Purchase and Rehabilitation (NLV)

Projected End Date:

03/01/2011

Completed Activity Actual End Date:
Responsible Organization:

Mission Housing Development Corporation

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,256,732.55
Total CDBG Program Funds Budgeted	N/A	\$1,017,419.11
Program Funds Drawdown	\$0.00	\$805,243.34
Obligated CDBG DR Funds	\$0.00	\$1,017,419.11
Expended CDBG DR Funds	\$0.00	\$805,243.34
Mission Housing Development Corporation	\$0.00	\$805,243.34
North Las Vegas, Nevada	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AML.

North Las Vegas initially allocated \$2,319,528 in Federal funds to this activity. Funds were later re-allocated from the Desert Mesa project and added to this activity when it was determined that the Desert Mesa redevelopment project was no longer feasible. \$825,000 in Federal funds were moved to this activity on March 17, 2010 (NLV NSP1 Amendment #2) and an additional \$1,300,000 on May 5, 2010 (NLV NSP1 Amendment #3).

The grand total of \$4,444,528 in Federal funds for Acquisition Rehab Resale was divided amongst the four nonprofit developers selected through RFP process. Of that total, \$1,017,419.11 in Federal funds were allocated to properties owned by Mission Housing who will be responsible for the rehab and resale of 7 single family homes. A total of \$1,030,238 in State of Nevada funds are also allocated to this activity and divided amongst the four Developers.

Location Description:

Zip codes 89031, 89032, 89081, 89084, 89086, 89030 City of North Las Vegas, NV

Activity Progress Narrative:

Renovations for three (3) of the seven (7) properties acquired with Federal NSP1 funds for this activity are currently under rehabilitation. Upon completion, the properties will be made available to potential NSP eligible households that have been pre-approved for NSP assistance through four local housing counseling agencies that have partnered with Mission through a memorandum of understanding for intake and eligibility services. A "first look" period is provided by Mission to the clients of those agencies and clients may enter into a Letter of Intent with Mission prior to completion of rehab and execution of

a purchase contract.
No funds were drawn for this activity this Quarter.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/7
# of Singlefamily Units	0	3/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/0	0/0	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$239,313.44
Total Other Funding Sources	\$239,313.44

Grantee Activity Number:	NLV-NSP-ADMIN
Activity Title:	NLV Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

NSP - F (NLV)

Project Title:

Administration and Planning Costs (NLV)

Projected Start Date:

03/01/2009

Projected End Date:

06/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:
National Objective:

N/A

Responsible Organization:

North Las Vegas, Nevada

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$777,519.00
Total CDBG Program Funds Budgeted	N/A	\$683,774.00
Program Funds Drawdown	\$16,217.98	\$16,217.98
Obligated CDBG DR Funds	\$0.00	\$683,774.00
Expended CDBG DR Funds	\$16,217.98	\$16,217.98
North Las Vegas, Nevada	\$16,217.98	\$16,217.98
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will provide general administration and planning activities to include: - Administration of NSP activities, General oversight and Professional Services as needed.

Location Description:

City of North Las Vegas.

Activity Progress Narrative:

The City of North Las Vegas drew down \$16,217.98 in Administration funds this quarter. Administrative expenses were drawn to cover supplies and staff travel related to NSP1 program implementation.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
State of NV NSP	\$93,745.00
Total Other Funding Sources	\$93,745.00
